

CERTIFICATION PURSUANT TO KRS 81A.470

I certify I am the duly qualified Clerk of the City of Dry Ridge, Kentucky and the following pages of the Resolution dated March 16, 2015, is a true, correct and complete copy duly adopted by the City Council at a duly convened meeting held March 16, 2015, all as appears in the official records of said City

WITNESS, my hand the seal of said City, this 30th day of March, 2015.

Cindy L. Harris  
Cindy L. Harris, Clerk  
City of Dry Ridge, Kentucky

RECEIVED AND FILED  
DATE June 1, 2016  
\_\_\_\_\_  
ALISON LUNDERGAN GRIMES  
SECRETARY OF STATE  
COMMONWEALTH OF KENTUCKY  
BY Hardie Adkins

**MUNICIPAL RESOLUTION NO. 2015-05**

**A RESOLUTION OF THE CITY OF DRY RIDGE, KENTUCKY ADOPTING A MODERN AND ACCURATE LEGAL DESCRIPTION AND MAP OF THE NORTHERN TERRITORY PREVIOUSLY ANNEXED BY ORDINANCE**

**WHEREAS**, the City of Dry Ridge enacted a previous ordinance, Ordinance No. 702-2006 dated October 16, 2006, annexing property into the corporate limits of the City of Dry Ridge; and,

**WHEREAS**, each parcel annexed as identified within this Resolution was done so with the consent of the respective property owners; and,

**WHEREAS**, each individual annexation contains a prior survey often prepared by now unknown individuals and/or which further references documentation that is no longer in existence, is no longer readily available, is no longer identifiable, and/or is no longer reliable in some manner; and

**WHEREAS**, each individual annexation contained a map often prepared by now unknown individuals and/or which further references documentation that is no longer in existence, is no longer readily available, is no longer identifiable, and/or is no longer reliable in some manner; and,

**WHEREAS**, the City wishes to provide a modern, accurate, easily identifiable legal description reflecting bearings and coordinates based upon the state plane coordinate system, including GPS and GIS data, same having been certified by a professional land surveyor for each prior annexation; and,

**WHEREAS**, the City wishes to comply with the requirements of Amended KRS 81A.470 effective July 13, 2004;

**WHEREAS**, the City wishes to ensure that its map is consistent with that maintained by the Kentucky Secretary of State; and,

**WHEREAS**, the City does not intend to amend or replace its prior ordinance annexing, but rather to interpret the defined boundaries of the territory previously annexed, adopt a modern and accurate legal description and map of territory previously annexed and to otherwise provide clarity as to its now existing boundaries.

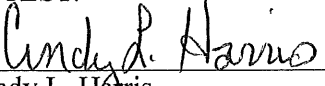
**NOW THEREFORE**, be it resolved by the **CITY OF DRY RIDGE, KENTUCKY** (hereinafter the "City") as follows:


1. The City adopts the following legal description as prepared by W. Thomas Leach, Licensed Professional Land Surveyor No. 3407 for the purposes stated herein, as a modern description of the property previously annexed into the corporate city limits of the City by Ordinance No. 702-2006 dated October 16, 2006, a certified copy of which is attached hereto as Exhibit A, and hereby adopts said new legal description, plat and map as the official legal description, plat and map to be adopted by the City for all purposes when referencing this prior annexation.
2. The new legal description and plat as prepared by W. Thomas Leach, a Licensed Professional Land Surveyor No. 3407 is as follows:

PLEASE SEE ATTACHED EXHIBIT B.

**WHEREAS**, the Dry Ridge City Council has adopted this Resolution on this the 16<sup>th</sup> day of March, 2015.

ATTEST:

  
Cindy L. Harris

  
James Wells, Mayor

## Legal Description

①

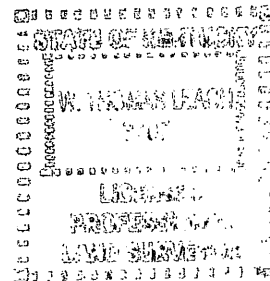
### Marshall Kinsey Property

Lying and being in Grant County, Kentucky 2000 feet south of Bannister Pike, and East of Interstate 75 and more particularly described as follows to-wit:

Beginning at an iron pin a common corner to Ray Porter (D.B. 263, Pg. 196), Mike Caudill (D.B. 306, Pg. 126) and Marshall Kinsey (D.B. 265, Pg. 485); thence, with the lines of Caudill, N 14°00'00" E --- 518.93 feet to an iron pin; thence, N 11°15'00" W --- 940.46 feet to an iron pin a corner to Royce Adams (D.B. 127, Pg. 157); thence, with the line of Adams, N 83°14'48" E --- 80.25 feet to an iron pin; thence, leaving the line of Adams with 2 new made lines partitioning the Grantor's property, S 11°15'00" E --- 952.09 feet to an iron pin; thence, S 14°00'00" W --- 522.41 feet to an iron pin in the line of Ray Porter (236, Pg. 196); thence, with the line of Porter, N 86°13'41" W --- 81.29 feet to the Place of Beginning containing 2.6941 Acres more or less exclusive of all right of ways and easements of record.

*W. Thomas Leach* 3/1/16  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being a part of Deed Book 265, Page 485 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.





RECORD BEARING  
Deed Book 265, Page 485

L1	S 11°39'00" W	131.80'	L10	N 14°49'00" E	208.44'
L2	S 08°21'00" E	200.80'	L11	N 20°01'00" E	241.34'
L3	S 02°49'00" W	126.50'	L12	N 16°01'00" E	229.95'
L4	S 12°47'00" W	167.00'	L13	N 12°47'00" E	157.77'
L5	S 16°01'00" W	235.00'	L14	N 02°49'00" E	111.70'
L6	S 20°01'00" W	240.50'	L15	N 08°21'00" W	207.09'
L7	S 14°49'00" W	259.20'	L16	N 11°39'00" E	137.91'
L8	N 11°15'00" W	80.25'	L17	N 79°15'22" E	81.49'
L9	N 83°14'48" E	243.68'			



Tom Leach  
Land Surveying LLC  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-823-0496  
Fax: 859-823-0795

PLAT FOR  
ANNEXATION  
ADAMS &  
KINSEY  
PROPERTY

ON THE SOUTH SIDE  
OF BANNISTER PIKE,  
EAST OF  
INTERSTATE 75

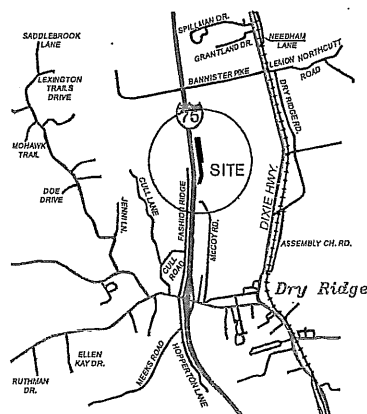
GRANT COUNTY,  
KENTUCKY

SCALE: 1" = 400'

0' 200' 400'



STATE OF KENTUCKY
W.THOMASLEACH
3407
LICENSED PROFESSIONAL LAND SURVEYOR
<i>W. Thomas Leach</i>
Date: 2/23/2015
Dwn By: W.T. Leach
Job No.: 15-011
Surveyed:
Filename: dry ridge anne



LEGEND

These standard symbols will  
be found in the drawing.

- IRON PIN SET ( 5/8" X 18" REBAR WITH  
YELLOW CAP STAMPED LEACH 3407)
- 1/2" IRON PIN FOUND (L.S. 3316, 3407)
- POINT
- ▲ 5/8" IRON PIN FOUND

RIGHT OF WAY TO BE DEDICATED

Owner " Parcel B"  
Marshall Kinsey  
4505 Dixie Hwy.  
Dry Ridge, KY 41035

Owner " Parcel A"  
Michael Caudill  
660 Bannister Pike  
Dry Ridge, KY 41035

NOTE: The above plat is for Annexation purposes only and does not  
represent a boundary survey made by W. Thomas Leach.


## Legal Description

②

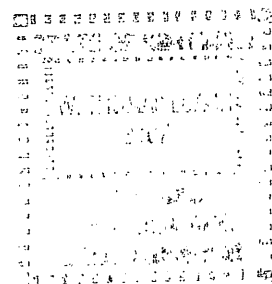
### Royce Adams Property

Lying and being in Grant County, Kentucky on the south side Bannister Pike, and East of Interstate 75 and more particularly described as follows to-wit:

Beginning at a point in the center of Bannister Pike a corner to Todd Dawalt (D.B. 268, Pg. 335); thence leaving said road with the line of Dawalt, S 00°14'00" W --- 501.72 feet to an iron pin a corner to John Dawalt et.al. (D.B. 157, Pg. 114); thence, with the line of Dawalt, S 11°39'00" W --- 131.80 feet to an iron pin; thence, S 08°21'00" E --- 200.80 feet to an iron pin; thence, S 02°49'00" W --- 126.50 feet to an iron pin; thence, S 12°47'00" W --- 167.00 feet to an iron pin; thence, S 16°01'00" W --- 235.00 feet to an iron pin; thence, S 20°01'00" W --- 240.50 feet to a set iron pin; thence, S 14°49'00" W --- 259.20 feet to an iron pin in the line of Marshall Kinsey (D.B. 265, Pg. 485); thence, with the line of Kinsey, S 83°14'48" W --- 291.79 feet to an iron pin in the line of Mike Caudill (D.B. 306, Pg. 126); thence with the line of Caudill, N 11°15'00" W --- 80.25 feet to an iron pin; thence, leaving said line with 9 new made lines partitioning the Grantor's property, N 83°14'48" E --- 243.68 feet to an iron pin; thence, N 14°49'00" E --- 208.44 feet to an iron pin; thence, N 20°01'00" E --- 241.34 feet to an iron pin; thence, N 16°01'00" E --- 229.95 feet to an iron pin; thence, N 12°47'00" E --- 157.77 feet to an iron pin; thence, N 02°49'00" E --- 111.70 feet to an iron pin; thence, N 08°21'00" W --- 207.09 feet to an iron pin; thence, N 11°39'00" E --- 137.91 feet to an iron pin; thence, N 00°14'00" E --- 478.21 feet to a point in the center of Bannister Pike; thence, with the center of said road, N 79°15'22" E --- 81.49 feet to the Place of Beginning containing 3.8296 Acres more or less exclusive of all right of ways and easements of record.

  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being a part of Deed Book 127, Page 157 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.





RECORD BEARING  
Deed Book 265, Page 485

L1	S 11°39'00" W	131.80'	L10	N 14°49'00" E	208.44'
L2	S 08°21'00" E	200.80'	L11	N 20°01'00" E	241.34'
L3	S 02°49'00" W	126.50'	L12	N 16°01'00" E	229.95'
L4	S 12°47'00" W	167.00'	L13	N 12°47'00" E	157.77'
L5	S 16°01'00" W	235.00'	L14	N 02°49'00" E	111.70'
L6	S 20°01'00" W	240.50'	L15	N 08°21'00" W	207.09'
L7	S 14°49'00" W	259.20'	L16	N 11°39'00" E	137.91'
L8	N 11°15'00" W	80.25'	L17	N 79°15'22" E	81.49'
L9	N 83°14'48" E	243.68'			



Tom Leach  
Land Surveying LLC  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-823-0496  
Fax: 859-823-0795

PLAT FOR  
ANNEXATION  
ADAMS &  
KINSEY  
PROPERTY

ON THE SOUTH SIDE  
OF BANNISTER PIKE,  
EAST OF  
INTERSTATE 75

GRANT COUNTY,  
KENTUCKY

SCALE: 1" = 400'

0' 200' 400'



STATE OF KENTUCKY  
W.THOMASLEACH  
3407

LICENSED  
PROFESSIONAL  
LAND SURVEYOR

*W. Thomas Leach*  
3/1/16

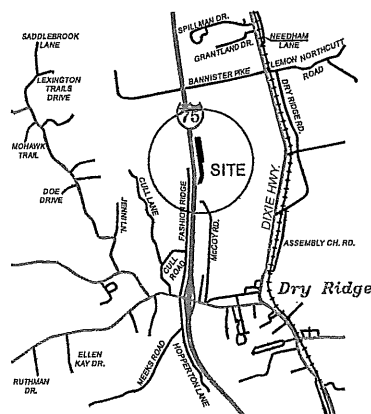
Date: 2/23/2015

Dwn By: W.T. Leach

Job No.: 15-011

Surveyed:

Filename: dry ridge anne



LEGEND

These standard symbols will  
be found in the drawing.

- IRON PIN SET ( 5/8" X 18" REBAR WITH  
YELLOW CAP STAMPED LEACH 3407)
- 1/2" IRON PIN FOUND (L.S. 3316, 3407)
- POINT
- △ 5/8" IRON PIN FOUND

RIGHT OF WAY TO BE DEDICATED

Owner " Parcel B"  
Marshall Kinsey  
4505 Dixie Hwy.  
Dry Ridge, KY 41035

Owner " Parcel A"  
Michael Caudill  
660 Bannister Pike  
Dry Ridge, KY 41035

NOTE: The above plat is for Annexation purposes only and does not  
represent a boundary survey made by W. Thomas Leach.

Existing Corp. Limits  
For the City of Dry Ridge

Donna Stephenson  
D.B. 111, Pg. 488

Ray Porter  
D.B. 236, Pg. 196

P.O.B.  
N 5,249.830.34693  
E 4145,193.38643

Parcel "B"

Marshall E. & Norma F. Kinsey  
D.B. 265, Pg. 485

Parcel "A" 3.8296 Acres  
Royce Adams  
part of D.B. 127, Pg. 157

Parcel "B" 2.6941 Acres  
Marshall E. & Norma F. Kinsey  
part of D.B. 265, Pg. 485

Mike Caudill, LLC  
D.B. 306, Pg. 126

Royce Adams  
D.B. 127, Pg. 157

John Dawalt, et-al  
D.B. 157, Pg. 114

Todd Dawalt  
D.B. 268, Pg. 335

Bannister Pike


## Legal Description



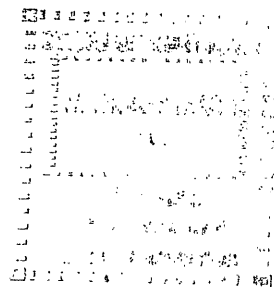
### Gene Evans Property

Lying and being in Grant County, Kentucky on the North side Bannister Pike, and West side of U.S. #25 and more particularly described as follows to-wit:

Beginning at an iron pin in the line of Lemon Northcutt Land Company (D.B. 187, Pg. 339) and a corner to Jerry Stone (D.B. 118, Pg. 499); thence with the line of Lemon Northcutt Land Company, N 79°58'32" E a distance of 253.10' to an iron pin; thence N 79°39'05" E a distance of 2132.58' to an iron pin a corner to the Commonwealth of Kentucky (D.B. 76, Pg. 163 & D.B. 137, Pg. 555); thence with the lines of the Commonwealth of Kentucky, S 13°26'29" E a distance of 539.66' to an iron pin; thence N 80°20'42" E a distance of 388.00' iron pin on the West right of way of U.S. #25; thence with said right of way S 13°19'01" E a distance of 1113.27' Mag Nail in the center of Bannister Pike; thence with Bannister Pike, S 43°12'27" W a distance of 55.05'; thence S 38°31'23" W a distance of 50.91'; thence S 61°05'10" W a distance of 49.28'; thence S 79°16'36" W a distance of 191.16'; thence S 79°44'55" W a distance of 177.50'; thence S 81°03'02" W a distance of 164.24'; thence S 79°36'55" W a distance of 302.76'; thence S 80°21'29" W a distance of 216.00'; thence S 79°06'11" W a distance of 184.01'; thence S 80°16'40" W a distance of 536.41'; thence S 79°53'07" W a distance of 392.59'; thence S 79°59'48" W a distance of 282.95' to a Mag Nail a corner to Daniel Bates (D.B. 161, Pg. 745); thence leaving said road with the lines of Bates, N 17°05'59" W a distance of 381.44' to an iron pin; thence N 69°34'46" W a distance of 284.60' to an iron pin in the line of Jerry Stone, (D.B. 118, Pg. 499); thence with the line of Stone N 10°04'18" W a distance of 1201.34'; which is the point of beginning, having an area of 4553947.07 square feet, 104.544 acres more or less exclusive of all right of ways and easements of record.

  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being the property described in Deed Book 237, Page 107 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.



OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

To research the map, contact the  
Office of Secretary of State  
or the County Clerk.



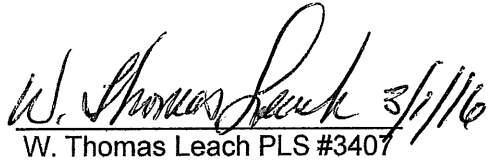
④

## Legal Description

Lemon Northcutt Land Company Property

Lying and being in Grant County, Kentucky North of Bannister Pike, and West of U.S. #25 and more particularly described as follows to-wit:

Beginning at a steel post a corner to Jerry Stone (D.B. 118, Pg. 499) and in the right of way of Interstate 75; thence, with said right of way, N 07°30'50" W --- 235.97 feet to a steel post; thence, N 83°05'04" E --- 64.81 feet to a steel post; thence, N 07°44'59" W --- 49.11 feet to a steel post; thence, N 36°41'47" E --- 106.35 feet to a set post a corner to Summerfield Development LLC (D.B. 298, Pg. 447); thence, with the lines of Summerfield, S 51°55'38" E --- 168.18 feet to an iron post; thence, N 46°39'42" E --- 263.51 feet to an iron pin a corner to David Chamberlin (D.B. 283, Pg. 361); thence, S 70°58'18" E --- 756.30 feet to G Five LLC (D.B. 317, Pg. 140); thence, with the line of G Five LLC and Jerry Stone (D.B. 118, Pg. 499), S 79°39'05" W --- 1148.11 feet to the Place of Beginning containing 6.0277 Acres more or less exclusive of all right of ways and easements of record.

  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being a part of the property described in Deed Book 187, Page 339 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.

W. THOMAS LEACH  
PLS #3407

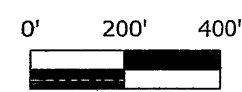


Tom Leach  
Land Surveying LLC  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-823-0496  
Fax: 859-823-0795

**PLAT FOR  
ANNEXATION  
LEMON  
NORTHCUTT  
LAND COMPANY**  
APPROX. 255'  
SOUTHWEST OF  
SPILLMAN DRIVE ON  
THE EAST SIDE OF  
INTERSTATE 75

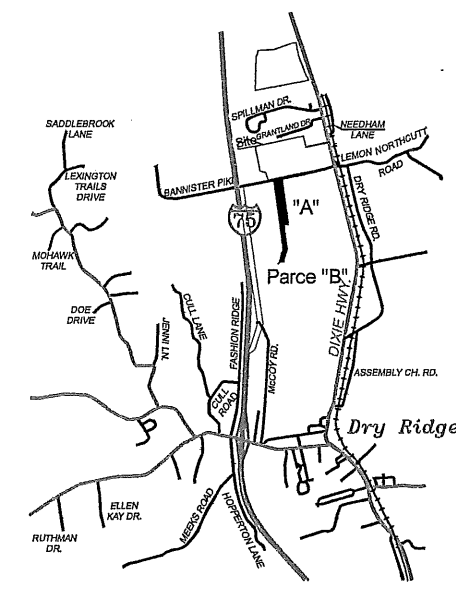
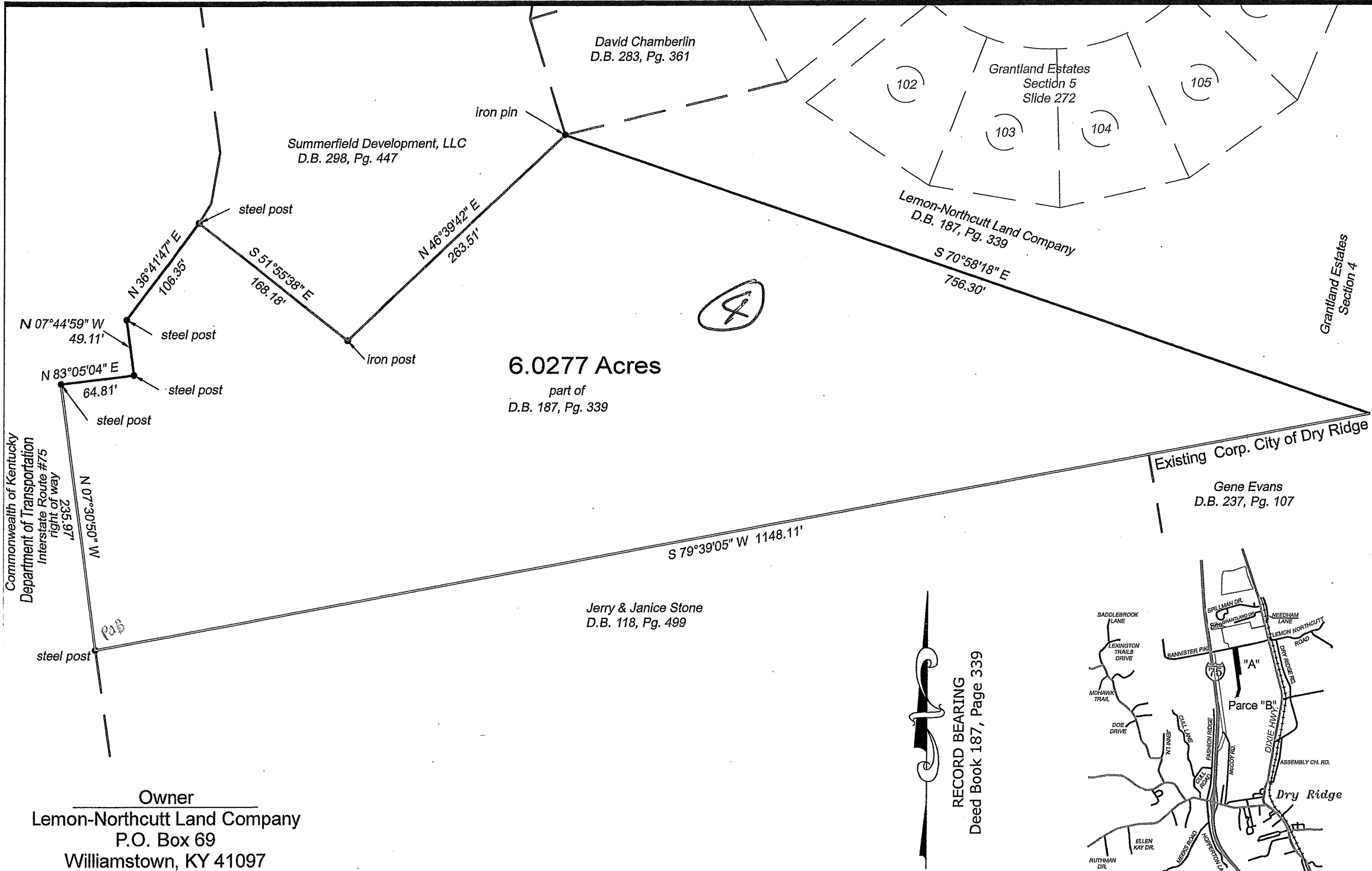
GRANT COUNTY,  
KENTUCKY

SCALE: 1" = 400'



STATE OF KENTUCKY  
W. THOMAS LEACH  
3407  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR  
*W. Thomas Leach*  
3/1/16

Date: 2/25/2015  
Dwn By: W.T. Leach  
Job No.: 15-011  
Surveyed:  
Filename: dry ridge anne



**Owner**  
**Lemon-Northcutt Land Company**  
P.O. Box 69  
Williamstown, KY 41097

NOTE: The above plat is for Annexation purposes only and does not represent a boundary survey made by W. Thomas Leach.

65

## Legal Description

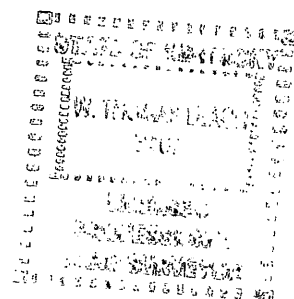
### Oscar Dixon Property

Lying and being in Grant County, Kentucky on the West side of U.S. #25, and the North side of Spillman Drive and more particularly described as follows to-wit:

Beginning at a point in the center of U.S. #25 a corner to Linda Bowlin (D.B. 277, Pg. 533); thence, with the center of U.S. #25, S 36°11'22" E --- 126.12 feet to a point; thence, S 33°13'31" E --- 77.29 feet to a point; thence, S 30°37'25" E --- 101.90 feet to a point; thence, S 28°07'53" E --- 68.21 feet to a point; thence, S 26°04'10" E --- 99.04 feet to a point; thence, S 23°55'41" E --- 79.96 feet to a point; thence, S 20°57'30" E --- 127.30 feet to a point a corner to Joe Brown (D.B. 244, Pg. 693); thence, leaving said road with the lines of Grantland Estate Section 1 (Slide 187), S 78°52'31" W --- 327.98 feet to an iron pin; thence, S 79°34'00" W --- 271.90 feet to an iron pin; thence, S 79°33'47" W --- 583.32 feet to an iron pin; thence, S 03°06'57" W --- 148.47 feet to an iron pin on the North right of way of Spillman Drive; thence, with the North right of way of Spillman Drive and a curve to the Left with a radius of 241.43 feet and a chord bearing and distance of S 89°27'46" W --- 50.10 feet to an iron pin a corner to Lot 32 Grantland Estate Section 5 (Slide 272); thence, leaving said right of way, N 03°06'57" E --- 139.61 feet to an iron pin; thence, S 79°33'47" W --- 820.47 feet to an iron pin; thence, S 77°42'27" W --- 478.35 feet to an iron pin; thence, S 77°13'16" W --- 228.16 feet to an iron pin; thence, S 17°37'35" W --- 160.61 feet to an iron pin; thence, S 12°43'34" W --- 307.26 feet to an iron pin; thence, S 24°22'21" W --- 134.57 feet to an iron pin; thence, S 08°53'24" W --- 129.55 feet to an iron pin; thence, S 17°22'30" E --- 107.04 feet to an iron pin; thence, S 46°39'42" W --- 263.51 feet to an iron pin; thence, N 51°55'38" W --- 168.18 feet to a pull post on the East right of way of Interstate 75; thence, with said right of way, N 31°42'27" E --- 20.37 feet to a pull post; thence, N 09°45'30" E --- 45.65 feet to a pull post; thence, N 07°49'37" W --- 260.79 feet to a pull post; thence, N 76°11'57" W --- 160.24 feet to a pull post; thence, N 06°18'46" W --- 369.20 feet to a pull post; thence, N 04°40'48" W --- 361.00 feet to a pull post; thence, N 02°25'40" W --- 535.19 feet to a pull post a corner to Nadine Bishop (D.B. 183, Pg. 461); thence with the line of Bishop, N 79°11'00" E --- 2565.13 feet to an iron pin; thence, N 78°41'41" E --- 179.80 feet to set iron pin a corner to Linda Brown (D.B. 277, Pg. 533); thence, with the lines of Brown, S 18°18'35" E --- 93.00 feet to an iron pin; thence, S 54°59'27" E --- 169.00 feet to an iron pin; thence, N 76°43'42" E --- 279.13 feet to the Place of Beginning containing 72.4106 Acres more or less exclusive of all right of way and easements of record.

*W. Thomas Leach* 3/1/16  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being all of the property described in Deed Book 135, Page 58, Deed Book 279, Page 587, Deed Book 159, Page 151, Deed Book 269, Page 620 and Deed Book 123, Page 578 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.





RECORD BEARING  
Deed Book 296, Page 447



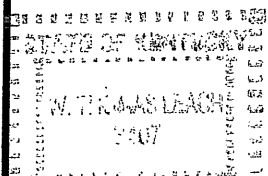
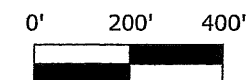
Tom Leach  
Land Surveying LLC  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-823-0496  
Fax: 859-823-0795

PLAT FOR  
ANNEXATION  
OSCAR DIXON  
PROPERTY

ON THE WEST SIDE OF  
U.S. #25 AND THE  
EAST SIDE OF  
INTERSTATE 75

GRANT COUNTY,  
KENTUCKY

SCALE: 1" = 400'



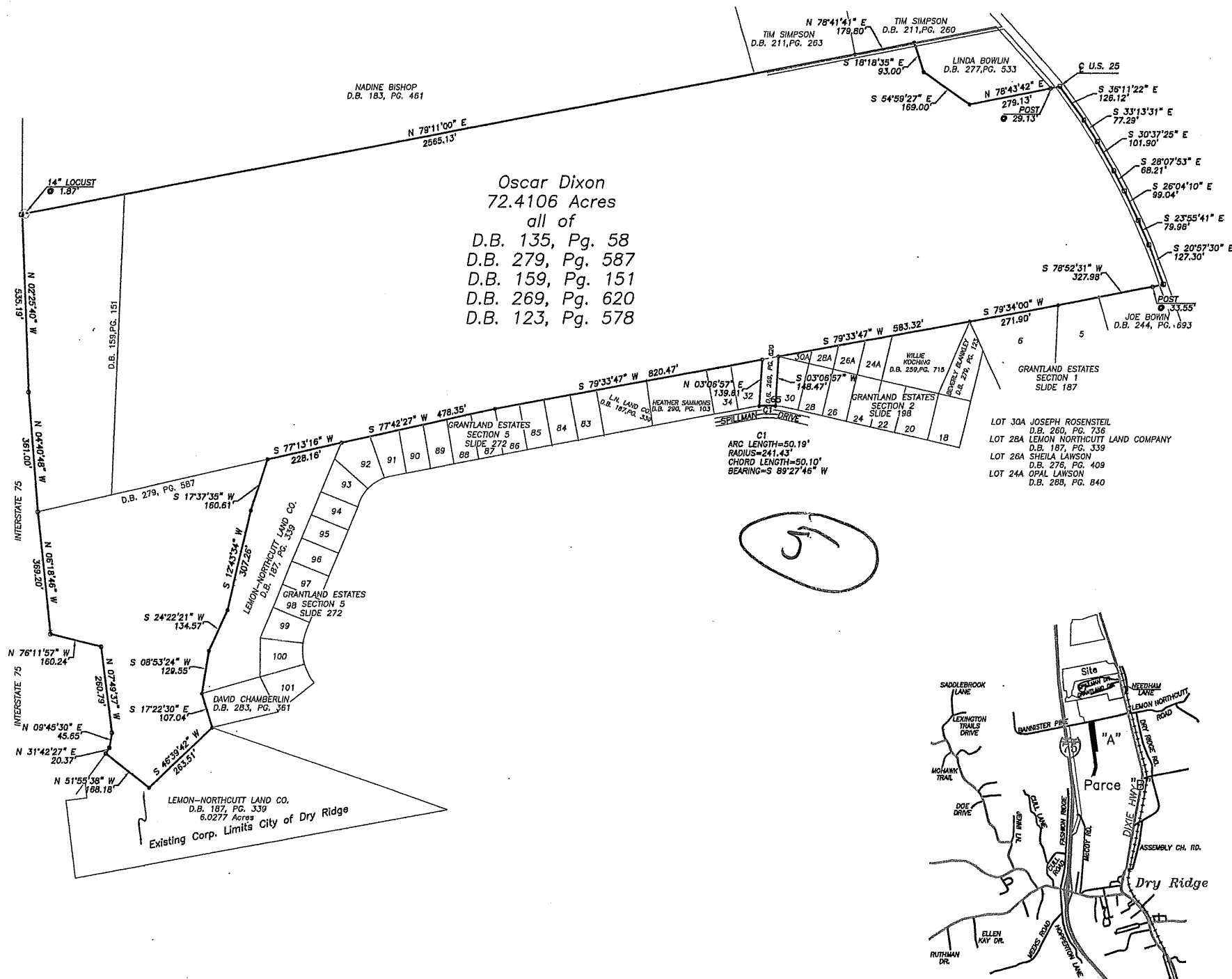
Signature: W. T. Leach  
Date: 2/23/2015

Dwn By: W.T. Leach

Job No.: 15-011

Surveyed:

Filename: 15-011 summe



Oscar Dixon  
72.4106 Acres  
all of  
D.B. 135, Pg. 58  
D.B. 279, Pg. 587  
D.B. 159, Pg. 151  
D.B. 269, Pg. 620  
D.B. 123, Pg. 578

Owner  
Summerfield Development LLC  
P.O. Box 232  
Union, KY 41091

LEGEND

These standard symbols will  
be found in the drawing.

- IRON PIN SET ( 5/8" X 18" REBAR WITH  
YELLOW CAP STAMPED LEACH 3407)
- 1/2" IRON PIN FOUND (L.S. 3316, 3407)
- POINT
- △ 5/8" IRON PIN FOUND
- ▨ RIGHT OF WAY TO BE DEDICATED

76

## Legal Description

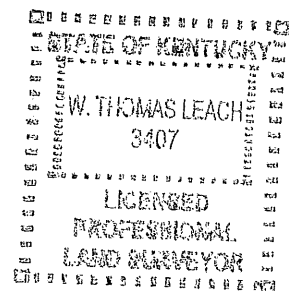
### Nadina Bishop Property

Lying and being in Grant County, Kentucky on the West side of U.S. #25, and the 0.5 miles North of Spillman Drive and more particularly described as follows to-wit:

Beginning at an iron pin on the West right of way of U.S. 25 a corner to Eddie King (D.B. 263, Pg. 306); thence, with said right of way, S 36°38'07" E --- 222.61 feet to point; thence, S 39°32'17" E --- 118.84 feet to an iron pin a corner to Tim Simpson (D.B. 301, Pg. 463-469); thence, with the lines of Simpson, S 73°58'37" W --- 517.03 feet to an iron pin; thence, S 16°39'18" E --- 308.96 feet to an iron pin a corner to Summerfield Development (D.B. 298, Pg. 447); thence, with the lines of Summerfield Development, S 79°11'00" W --- 2253.93 feet to a point in the right of way of Interstate 75; thence, with the right of way of Interstate 75, N 00°07'22" W --- 251.75 feet to a post; thence, S 88°25'01" W --- 40.00 feet to a post; thence, N 01°44'24" E --- 598.30 feet to a post; thence, N 79°46'25" E --- 1712.54 feet to an iron pin a corner to Eddie King; thence, with the line of King S 31°52'44" E --- 190.00 feet to an iron pin; thence, N 77°48'09" E --- 665.51 feet to a set iron pin the Place of Beginning containing 43.1880 Acres more or less exclusive of all right of ways and easements of record.

*W. Thomas Leach* 3/1/16  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being all of the property described in Deed Book 314, Page 680 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.





RECORD BEARING  
Deed Book 314, Page 680

INTERSTATE 75  
RIGHT OF WAY

POST  
S 88°25'01" W 40.00'  
N 00°07'22" W 251.75'

14" LOCUST  
@ 1.87'

GRANT COUNTY BOARD OF EDUCATION  
D.B. 310, PG. 750

IRON PIN FOUND  
HICKS & MANN INC.

S 31°52'44" E 190.00'  
N 77°48'09" E 665.51'  
IRON PIN SET

EDDIE KING  
D.B. 263, PG. 306

IRON PIN SET  
EXISTING 30' R/W

S 36°38'07" E 222.61'

S 39°32'17" E 118.84'

IRON PIN SET  
EXISTING 30' R/W

IRON PIN FOUND  
HICKS & MANN INC.

S 73°58'37" W 517.03'  
D.B. 301, PG. 466

Tim Simpson  
4.8229 ACRES  
ALL OF  
D.B. 301, PG. 463-469

D.B. 301, PG. 469

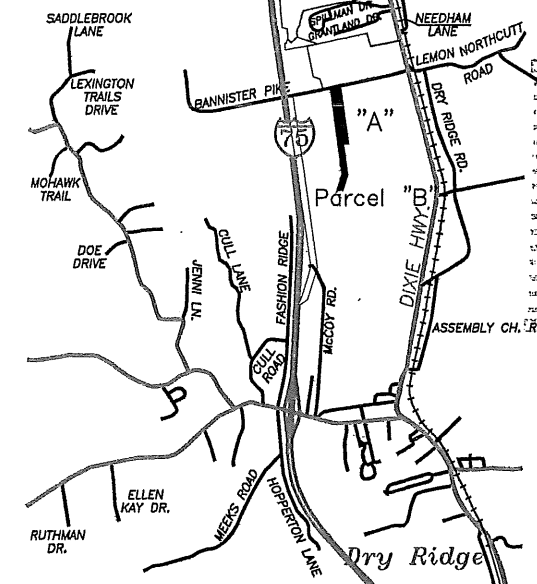
D.B. 301, PG. 463

BETTY KOHLER  
D.B. 305, PG. 278

SUMMERFIELD  
SUBDIVISION  
SECTION 1  
LOT 35

S 79°11'00" W 2253.93'  
Existing Corp. Limits City of Dry Ridge

SUMMERFIELD DEVELOPMENT LLC  
D.B. 298, PG. 447



## LEGEND

These standard symbols will  
be found in the drawing.

- IRON PIN SET ( 5/8" X 18" REBAR WITH  
YELLOW CAP STAMPED LEACH 3407)
- 1/2" IRON PIN FOUND (L.S. 3316, 3407)
- POINT
- △ 5/8" IRON PIN FOUND

RIGHT OF WAY TO BE DEDICATED

Owner

Roy D. Martin  
102 Harbour Point Drive  
Williamstown, KY 41097



Tom Leach  
Land Surveying LLC  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-823-0496  
Fax: 859-823-0795

PLAT FOR  
ANNEXATION  
BISHOP &  
SIMPSON  
PROPERTY

ON THE WEST SIDE OF  
U.S. #25, AND THE  
EAST SIDE OF  
INTERSTATE 75

GRANT COUNTY,  
KENTUCKY

SCALE: 1" = 300'

0' 150' 300'

STATE OF KENTUCKY

W. THOMAS LEACH  
2407

LICENSED  
PROFESSIONAL  
LAND SURVEYOR

Date: 2/23/2015

Dwn By: W.T. Leach

Job No.: 15-011

Surveyed:

Filename: 06084DM

7

## Legal Description

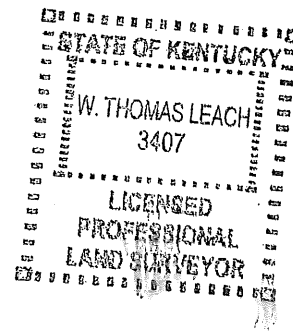
### Simpson Property

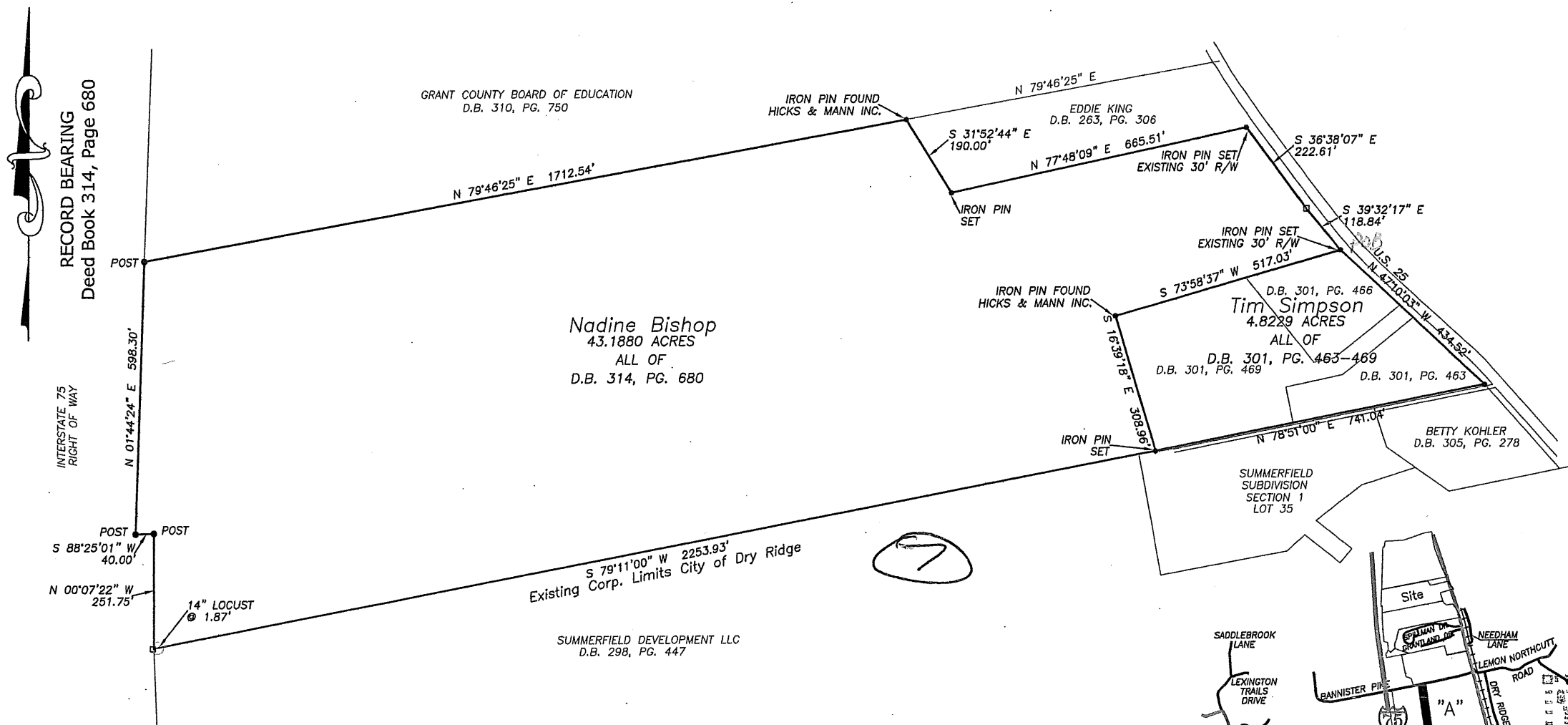
Lying and being in Grant County, Kentucky on the West side of U.S. #25, and the 0.2 miles North of Spillman Drive and more particularly described as follows to-wit:

Beginning at an iron pin on the West right of way of U.S. #25 a corner to Nadine Bishop (D.B. 183, Pg. 461); thence, leaving said right of way with the line of Bishop, S 73°58'37" W --- 517.03 feet to an iron pin; thence, S 16°39'18" E --- 308.96 feet to an iron pin a in the line of Summerfield Development LLC (D.B. 298, Pg. 447); thence, with the line of Summerfield Development LLC, N 78°51'00" E --- 741.04 feet to a point on the West right of way of U.S. 25; thence, with said right of way, N 47°10'03" W --- 434.52 feet to the Place of Beginning containing 4.8229 Acres more or less exclusive of all right of ways and easements of record.

*W. Thomas Leach 3/1/16*  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being all of the property described in Deed Book 301, Page 463-469 recorded in the Grant County Court Clerk's Records in Williamstown, Kentucky.



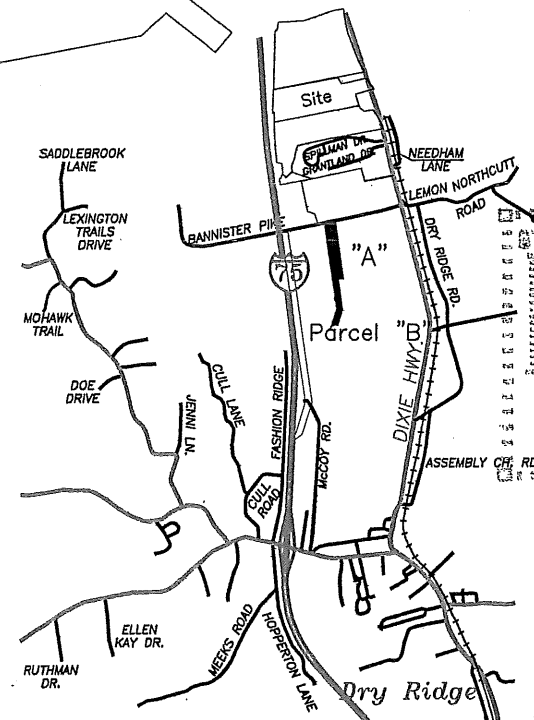


## LEGEND

These standard symbols will be found in the drawing.

- IRON PIN SET ( 5/8" X 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- 1/2" IRON PIN FOUND (L.S. 3316, 3407)
- POINT
- △ 5/8" IRON PIN FOUND
- ▨ RIGHT OF WAY TO BE DEDICATED

Owner  
Roy D. Martin  
102 Harbour Point Drive  
Williamstown, KY 41097



Tom Leach  
Land Surveying LLC  
P.O. Box 125  
195 Jenni Lane  
Dry Ridge, KY 41035  
859-823-0496  
Fax: 859-823-0795

## PLAT FOR ANNEXATION BISHOP & SIMPSON PROPERTY

ON THE WEST SIDE OF  
U.S. #25, AND THE  
EAST SIDE OF  
INTERSTATE 75

GRANT COUNTY,  
KENTUCKY

SCALE: 1" = 300'

0' 150' 300'



STATE OF KENTUCKY

W. THOMAS LEACH  
3407

LICENSED  
PROFESSIONAL  
LAND SURVEYOR

W. Thomas Leach  
3/1/16

Date: 7/28/2015

Dwn By: W.T. Leach

Job No.: 15-011

Surveyed:

Filename: 06084DM



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## Legal Description

Grant County Board of Education Property

Lying and being in Grant County, Kentucky on the West side of U.S. #25, and the 0.75 miles North of Spillman Drive and more particularly described as follows to-wit:

Beginning at a point in the center of U.S. #25 a corner to Eddie King (D.B. 263, Pg. 306); thence, leaving said road with the line of King and Roy Martin (D.B. 314, Pg. 306); thence, S 79°17'28" W --- 2413.73 feet to corner post in the East right of way of Interstate 75; thence, with the East right of way of Interstate 75, N 01°26'23" E --- 1499.82 feet to a post; thence, N 00°19'02" W --- 47.67 feet to a point; thence, S 88°39'54" E --- 50.00 feet to a post; thence, N 01°06'05" E --- 188.57 feet to a point; thence, N 86°47'06" E --- 32.97 feet to a post a corner to James Hedger (D.B. 214, Pg. 11); thence, with the lines of Hedger, N 86°51'51" E --- 664.98 feet to an iron pin; thence, N 71°26'04" E --- 843.00 feet to an iron pin; thence, N 80°03'47" E --- 228.79 feet to a point in the center of U.S. #25; thence, with the center of U.S. #25, S 08°25'06" E --- 136.77 feet to a point; thence, S 09°43'36" E --- 165.83 feet to a point; thence, S 10°15'26" E --- 115.82 feet to a point; thence, S 12°05'36" E --- 78.49 feet to a point; thence, S 15°18'40" E --- 101.49 feet to a point; thence, S 18°24'54" E --- 161.79 feet to a point; thence, S 20°12'37" E --- 450.31 feet to a point; thence, S 22°15'21" E --- 178.37 feet to a point; thence, S 28°13'29" E --- 166.85 feet to a point; thence, S 31°03'38" E --- 182.63 feet to the Place of Beginning containing 76.6980 Acres more or less exclusive of all right of ways and easements of record.

There is excepted from the above base fee, the following two tracts to-wit:


### Parcel 31

Beginning at a post on the East right of way of Interstate I-75 200.0 feet right of 28+254.959; thence with a new made line partitioning the Grantor's property, S 46°54'55" W --- 68.08 feet to a post on the existing right of way of Interstate 75; thence, with said right of way, N 00°19'02" W --- 47.67 feet to a point; thence, S 88°39'54" E --- 50.00 feet to the Place of Beginning containing 0.0273 Acres more or less.

### Parcel 31B

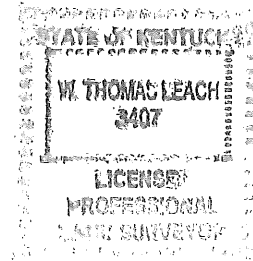
Beginning at a corner post a corner to James Hedger (D.B. 214, Pg. 11); thence, leaving said corner with a new made line partitioning the Grantor's property, S 10°51'55" W --- 193.86 feet to a corner post; thence, with the East right of way of Interstate 75, N 01°06'05" E --- 188.57 feet to a point; thence, N 86°47'06" E --- 32.97 feet to the Place of Beginning containing 0.0712 Acres more or less.

Parcel 31 & 31B were conveyed to the Commonwealth of Kentucky in Deed Book 270, Page 393 in the Grant County Court Clerk's Records.

  
W. Thomas Leach PLS #3407

The above description is from Deeds and Plats of record and does not represent a physical boundary survey made by W. Thomas Leach PLS #3407. This being all of the property described in

Deed Book 310, Page 750 recorded in the Grant County Court Clerk's Records in Williamstown,  
Kentucky.



OVERSIZE MAP INCLUDED WITH  
SUBMISSION.

To research the map, contact the  
Office of Secretary of State  
or the County Clerk.